

STATE OF TEXAS §
COUNTY OF COLUIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Northcreek Propertier L.P., acting herein by and through its duly outhorized officers, does hereby certify and adopt this plot designating the herein above described property as Chapel Creek Phase 18, Block E, Lots 11R1, 12R1 & Trace E-2R1 an addition to the City of frisco and do hereby dedicate to the public use forever, the attests and allays shown themson. Northcreek Properties, L.P. does hereby certify the following:

- The streets and alleys are dedicated for street and alley purposes.

 All public improvements and dedications shall be free and clear of all debt, fiers, and/or encumbrances. The essements and public use areas, or shown and created by this plot, are dedicated for the public use forever for the purposer indicated on this plot.

 No buildings, fances, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the essements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frieco.

 The City of Frieco is not responsible for replacting any improvements in, under, or over any eosements accessed by maintenance or reads.

- caused by maintenance or repoir.

 Utility essements may also be used for the mutual use and accommodation of oil public utilities desting to use or using the some unless the essement limits the use to particular utilities, said use by public utilities being subordinate to the public's and. City of Frisco's use thereof.

 The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other temporements or growths which may in any way endanger or instrates with the construction, maintenance, or reflicency of first respective systems in the assements. The City of Frisco and public utilities shall have to all times know the full right of ingress and agrees to arrow their respective essements for the purpose of constructing, reconstructing, inspecting, portaling, moritating, reading meters, and adding to or removing oil or parts of their respective systems without the accessity of any time procuring permission from arrows.
- The necessity of any time procuring permission from anyone.

 All modifications to this document shall be by means of plat and approved by the City of Frisco.

his plot approved subject to all platting ordinance, rules, regulations and r	resolutions of the City of Frisco, Texas.
---	---

WITNESS, my hand, this the day of

BY: LandPlan Partners, L.P. a Texas limited partnership, it's General Partner

BY: LandPlan Development Corp. a Texas corporation, it's General Parings

BY: Jim Williams, Jr. President

STATE OF TEXAS COUNTY OF COLUN

BEFORE ME, the undersigned, a Natary Public in and for The State of Texas, on this day personally appeared Jim Williams, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity

GIVEN UNDER MY MAND AND SEAL OF OFFICE this the

Notary Public, State of Texas

DRAINANGE FASEMENT

THE STATE OF TEVAS

The plot is hereby adopted by the Owners and approved by the City of Frisco (called "City") subject to the following conditions which shall be binding upon the Owners, their successors and assigns:

conditions which shall be binding upon the Owners, their successors and assigns:

The area or areas shown on the plot as "Oraninge Easement" shall remain unimproved at oil times and be maintained by the Owners of the later to reverse by, or adjacent to the said Dreinage Easement. The area within the Drainage Easement is subject to storm water overflow and bonk erasian to an extent that cannot be defined. The City shall not be held labelle for any damages of any nature resulting from the accurrence of these natural phenomena. The City will not be responsible for the maintenance and operation of the Drainage Easement for favor damages to private property or person that results from the flow of water within the Drainage Easement. No obstruction to the natural flow of storm water shall be permitted by construction of any type within the Drainage Easement. No obstruction to the natural flow of storm water shall be permitted by construction of any type within the Drainage Easement Index approved by the Director of Engineering Services. Each property owner shall keep the partition of the Drainage Easement travelsing or adjacent to his property clean and free of debrings, and any materials that would result in unsonitary conditions, or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervisian of maintenance work by the property owner. Provided, however, it is undestood that in the event if becomes necessary for the City of sexel or consider areasing any type of drainage structure in order to improve the storm drainage that may be occasioned by streets and alleys in or adjacent to the subdivision, then is such event, the City shall have the right to enter upon the Drainage Easement of any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. The points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage gurpose

RP 09-0018

THE PURPOSE OF THIS RE- PLAT IS TO ADJUST THE LOT LINES BETWEEN LOTS 11R, 12R & TRACT E-2R, AND TO CHANGE LOT 11R FROM A ZERO SIDE PH TO A CENTER OPTION PH.

CHAPEL CREEK PHASE 1B BLOCK E, LOTS 11R1, 12R1 & TRACT E-2R1 Being a replat of Chapel Creek, Phase 1B Lots 11R, 12R & Tract E-2R

> NORRIS AUSTIN SURVEY ABST, NO. 5 JAMES BOLIN SURVEY ABST NO. 32 WILLIAM McNEIL SURVEY ABST. NO. 591 CITY OF FRISCO, COLLIN COUNTY, TEXAS

NORTHCREEK PROPERTIES, LP. 5400 NORTH DALLAS PARKWAY FRISCO, TEXAS 75034 (214) 618-3800

Scale: 1" = 20"	Checked By; A.J. Bedford
Date: December 16, 2009	P.C.: D. Cryer
Technician: L. Sprodling	File: GC18-REPLAT 12R-11R-6-2
Drown By:	Job. No. 344-001-04

